S P E C I F I C A T I O N

FOR

TWO-FORTY PLACE

94 UNITS/TOWNHOME CONDOMINIUM

TO BE LOCATED

AT

SOUTHEAST CORNER

SOUTH WESTERN AND I-240
800 SW 74
OKLAHOMA CITY, OKLAHOMA

UNOFFICIAL

EXHIBIT C

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1. EXCAVATIONS

Earthwork: Contractor to protect all adjacent structures and property from damage by operation of equipment. Excavate to elevations and dimensions indicated. Rough grading within the project, including excavated and filled areas and adjacent transition areas shall be reasonably smooth, compacted and free from irregular changes. Remove trees, brush, roots as necessary. All work done on site to comply with environmental ordinances.

2. FOUNDATIONS

Footings to be clear of roots or other fiberous debris. 2500 psi transit concrete mix. Reinforcing to be 4 - 5/8" continuous steel rods.

Interior footings 2 - 1/2" continuous steel rods, stabs and tie wire.

Piers where specified.

Monolithic slab and stem (see #6 floor structure) 2" X 8" form material, sand fill, steel ties from footing to slab and stem.

(1. All footings designed for 2500# per foot bearing.
2. All footings to bear on undisturbed soil.
3. All steel and ties to comply with AISTA.)

Termite pretreat protection, soil treatment to comply to M.P.S.'s 815.3.8.

Waterproofing to be water proof concrete.

Wood frame tied to slab by anchor bolts, or shot bolts.

Garage slab: Perimeter and foundation wall separated by 1/2" x 4" expansion joint with M.P.S.'s required to tie beam and slab construction.

3. FIREPLACES

Heatalator or better prefabricated, stamped brick pattern, complete tight damper. Chimneys 1 1/2" clearance from all wood, metal pre fab 14" vent pipe. Facing to be brick, marble, or as specified Raised hearth (*Firebox to set on 8" concrete blocks); Mantles as called for.

Installation by supplier.

4. EXTERIOR WALLS

a. Woodframe: Utility grade W.D. Doug. Fir 2" X 4" 16" O.C. Corner bracing to be plywood 15# building felt applied to frame over studs. Strip rolled insulation under bottom plate, plate tied by shot bolt in slab at perimeter, interior plate tied by concrete nails. Upper floors to use two bottom plates. Sheathing to be 1/2" gyprock or insulation board, additional insulation paper or sheathing could be selected by builder. Add pressure treated continuous bottom plate at first floor. Siding to be 3/8" X 1/2" T-111 on garages and rear of buildings, tongue and grove Vertical siding on front.

b. Masonry Veneer - bricks $170.00 per M; sills-brick, steel lintels, 4 X 4 X 1/4" steel (see plan); Masonry walls bonded to wood frame by metal ties every 6th course. Door sills to be built-up aluminum with rubber seal or equal.

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c. Exterior Painting to be Exterior Vinyl, 2 coats, caulk all window trim, brick mold, and open joints.

d. Gable walls (see gable elevations), brick over 2" x 4" stud wall and gyprock siding - vent as called for. Gyprock siding.

e. Cornice and Soffit: (As called for in elevations); Soffit 2" x 4" return to frame, 3/8" A.C. sheathing, vents as 12' spacing.

5. FLOOR STRUCTURE

Ground floor: Self supporting monolithic slab 3000 psi water proof concrete mix. 4" thickness over 4" of packed fill sand, reinforcing CC 1010 wire mesh. Thickened slab as called for. Trowel slick finish.

Upper floors: Joist to be 2" x 10" fir as called for on plans.

Decking: to be 1/2" C.D. plywood with metal clips, nail fastening over joist. Double bottom plate, lightweight pumped concrete upper floors, trowel finish - fire protection and sound control. SEE GRADING PLANS FOR FLOOR ELEVATIONS.

6. FINISH FLOORING

Living rooms, bedrooms, halls, closets, dressing room to be carpet. $10.00 retail allowance for carpet, pad labor installed per yard.

Entrys, kitchens, and utility areas to be VA tile.

7. PARTY WALL FRAMING AND SHEATHING

Studs wall framing Utility Doug. Fir 2" x 4" at 16" O.C. / 2" x 6" studs at 16" O.D.

Sheathing to be 1/2" insulation board over; 3/4" interior air space; 1/2" fire rated gyprock between stud walls (see detail for illustration).

8. PARTITION FRAMING

Studs walls to be Utility Doug. Fir 2" x 4" at 16" to 24" O.C. as called for in plans. All wood to be grade marked.

9. CEILING AND ROOF FRAMING

Truss and joist roof and ceiling (see engineering detail)

10. ROOFING

Sheathing 4' x 8' x 1/2" Fir or Pine plywood decking, A.P.A. nail fastening, metal plywood clips. Roofing (PITCH ROOFS) Superior Comp. 290 lbs. weight, U.L. label wind resistant, Class "C" fire-rating, 10 year guarantee: Valleys to be companion roll roofing; Galvanized flashing as called for on plans. 15# impregnated asphaltic felt under-layment to composition shingles. (FLAT BUILT UP ROOFS) Built-up roofs to be 2 plys of #15 perferated felt, 1 ply #40 top sheet felt. Four hot mop asphalt applications, final application to be heavy steeps asphalt floop

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10. con't.

top coat. Galvanized border with drip ridge and galvanized scuppers.

Plastic cement sealer around all roof jacks, vents, and flashings.

Build up and mop in 2" x 4" redwood skids for condensing units. Air hawk roof vents provided by builder and installed by roofer.

11. GUTTER AND DOWNSPOUTS

16" cornice on all eaves, except courtyard. (12" rake on gables) See plan.

Gutters and downspouts to be continuous flow aluminum smooth finish, 5" gutters 4" downspouts - concrete splash blocks or drains at all gutter bases.

12. INTERIOR WALL SHEATHING

All walls to be 1/2" gypsum drywall, 1/2" fire code sheetrock in heater closets. 1/2" to 1" fire code sheetrock on party walls where specified on plans. Ceilings are 8 feet high except where cathedral ceiling or furdowns are shown. Joint treatment to be recessed edge, metal corner board, taped and cemented. Double bed joint and sanded smooth. Walls and ceilings to be texture finish to meet builders acceptance. See unit finish schedule for location of paneling over finished sheetrock.

13. DECORATING

Wall paper in all bathrooms and kitchens, ($18.00 per roll, retail - material and labor), mirror in baths, paneling and chair rail if specified.

14. INTERIOR DOORS AND TRIM

Doors to be 1 3/8" Hollow Core slab mahogany.

Solid detail door trim white pine 2 1/4" solid detail base and casing white pine 2 1/4".

Paneling as shown on plans.

Set all nails, putty, caulk and sand all nail holes and joints.

Three (3) coat application of laquer-stain or enamel on doors, moldings and paneling. Finish on cabinets to be determined by builder.

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15. ELEVATIONS: (See Elevations)

Diamond or better, single, double and fixed aluminum windows with smooth bronze finish, SSB Grade glass. Head flashings 26 gage G.I. weather stripping and balance with unit as per manufacturers specifications, half screens #16 mesh.

Leaded glass and stained glass where selected by builder.

Window installation is to be done by framing contractor. Sliding glass doors will be installed by manufacturer or supplier.

All windows to be set squarely and bolted or nailed into place. Openings to be caulked by installer with plastic cement before and after installation.

Finish sheetrock returns on all windows with routed woods stools and detail apron. Set and fill all nail holes.

16. ENTRANCES AND EXTERIOR DETAIL

Front entry doors to be 3'0" x 6'8" x 1 3/4" thick, solid core, rubber magnetic weatherstripping recessed and raised moldings.

Four each of recessed bright brass hinges, built-up aluminum thresholds with rubber seal.

Back entry doors 2'8" x 6'8" x 1 3/4".

Exterior doors to be installed with upmost care by cornice contractor, weatherstripping by others. Soffit to be 3'8" A.C. plywood with vents as called for on plans or as determined by builder at jobsite.

Shutters, planters boxes, posts, balcony rails to be A grade millwork and installed of assembled by cornice contractor. See "Finish Detail Schedule" or elevations for locations and notes.

Paint to be Exterior Vinyl two (2) coats on primed siding, three (3) coats elsewhere.

17. CABINETS AND INTERIOR DETAIL

Kitchen cabinets, vanities and some specified living area cabinets to be manufactured off the job site by Western Manufacturer or better. Doors and drawer to be oak or ash with routed detail fronts, 11" adjustable shelves, springloaded door hinges, single door pulls.

Component to be built as per manufacturer's specifications and delivered to the jobsite in crates.

Installation to be by suppliers.

Stain and seal or three (3) coats of enamel finish.

Kitchen, vanity and wet bar tops to be formica or equal with full back splash, installed by supplier. Back splash on Wet Bar only 4".

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17. con't

Plate glass mirror above all vanities, size and style to be determined by builder or decorator and installed by supplier.

All Medicine cabinets where shown, style and size determined by builder, installation by trim carpenter.

18. STAIRS

Interior stairs: Interior stair framing shall be W. C. Douglas Fir with 3 - 2" x 12" continuous stringers and 2" x 4" cripple studs at 16" O.D. with 2" x 4" blocking as required.

Stair treads shall be 2" x 12" ans 1" x 8" riser with 1" x 10" skirt cut to size.

Tread to riser ratios to conform to working drawings with maximum of 8 1/4" allowable riser height.

Stairs to be covered with carpet over 1/2" pad. All interior stair railings and balcony railings to comply as per local codes. Railing material and finish determined by builder.

19. SPECIAL FLOORS

None

20. WAINSCOT: (See unit finish schedule)

Some baths, dining rooms, studys and morning rooms.

Ceramic Tile: Ceramic tile over all tubs 5'3" high, two corner trays, soap dish and towel bar.

Recessed grout finish.

21. PLUMBING

Kitchen sink to be stainless steel 32" x 21", two (2) compartments, single faucet with strainer and spray. Ice maker connection.

Lavatories, faucet, drain and all other material by plumbing contractor, chrome faucet with acrylic handles.

~~Water closets to be A Grade porcelain by Kohler or equal~~. Color to be white with white seat and lid.

Plumber to vent gas water heaters. Plumber to vent dryers. Refer to Section 23.
Plumber to provide atrium drains in each patio. Plumber to provide condensate drains for A/C Units.

~~Water~~ to be 3 - 2" meters locations on proposed 8" fire line which will be bid separately through the city.

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21. con't.

Bathtubs to be standard style steel. Shower, over all tubs to be Kohler or equal, washerless faucets with acrylic handles, diverter and trip waste. Shower curtain rod to be heavy gauge with screw in fasteners. Ceramic tile over all tubs 5'3" high.

Bar sinks to be 14" x 14" stainless steel, single lever faucet, chrome gooseneck supply. Ice maker connection.

Laundry facilities as shown with hot and cold water bibs and 2 1/2" standard drain for washer.

Community water supply master metered, with 1" copper line supply to individual units with shut off valve to each.

Each unit to have 50 gallon Republic water heater or better gas hot water tank. Pop off valve as per city code, pop off drain to slab hold drain opening 3" off of slab.

Sixty-five (65) frostproof sill cocks as shown on plot plan.

Community sewage disposal as per city code with clean out for every 2 units, clean outs to have screw on top and be flushed with ground surface at openings. 18 collector clean outs.

Gas service as per city code to each fireplace, furnace, and water heater all units individually metered. Gas service to building #8 for furnace and hot water heater.

All hot and cold water supply to be in copper pipe, drains to be as per city code. All pipes to be secured for control of noise, insulated pipes in common walls for sound control.

22. HEAT AND AIR CONDITIONING

(See layout for each plan for ducts and unit capacity)

Individual forced air systems, gas furnace with electric air conditioning. Make of equipment and type registers to be used, to be determined by builder.

Controls to be automatic Honeywell or better.

All supply and return grilles adjustable. Venting for Heat & Air Conditioning to be by Heat & Air Conditioning Contractor.

23. VENTING AND EXHAUST

Stove and/or oven vent provided in appliance package and installed by appliance distributor. Vent to be self-venting with charcoal filter.

Venting for clothes dryer, labor and material provided by plumber.

Powder bathroom (stool and sink only) to have exhaust vent only, provided and installed by electrician.

Full bathrooms to have heat-vent-lites provided and installed by electrician.

Air hawk roof vents provided by builder and installed by roofing contractor.

Venting of pool water heater to be provided and installed by plumber.

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24. ELECTRIC WIRING

Underground service provided by utility company (see OG&E plan for transformer locations). Panels to be circuit breaker Square "D", 18 circuits. Wiring to be non-metallic cable Romex. All wiring to meet or exceed all Oklahoma City codes.

Electric contractor to provide all materials and fixtures, only exception to be exterior post lights.

Service and installation of all electrical fixtures and equipment to be responsibility of electrical contractor.

Special Outlets:

Doorbell chimes and push button location at front door.
Ceiling outlet for smoke detector in hall area.
See plans for switch locations with reostats.
Electric garage door opener.
See plans for location of recessed can lighting.
220v outlets for condensing AC unit on roof, clothes dryer, cooktop and oven. Provide 220v wiring in pool house for swimming pool equipment. (See common area specifications for additional wiring.)

25. INSULATION

Ceiling insulation to be R-30 Batts between ceiling joist or 10" blown insulation. (Clear all vents.)

All walls to be R-13 Batts between studs. Strip rolled, batt insulation between bottom building plate and slab on perimeter both sides walls (to be installed by framer). R-11 batts in party walls.

Windows to be installed with plastic caulk to fully seal to gyprock sheathing.

26. GARAGES

Garage structures are to be frame construction with 2" x 4" stud walls 16" O.C., interior walls to be sheathed with 1/2" sheetrock taped and cemented to smooth finish, light spray texture finish and paint.

Roof trusses as shown on plans.

Garage doors to be flush panel sectional 16 feet wide, by Overhead Door Company or equal.

Electric garage door opener to be 1/3 H.P. with light by Genie or equal. Two (2) transister controls for each apartment.

Garage roofs 290 lb. composition shingles same as living area.

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COMMON AREA SPECIFICATIONS

27. EARTH WORK

(Same as specified in excavations.)

Grading and site preparation to be done according to engineers specifications and the on site superintendents request.

28. DRIVEWAYS AND PARKING AREAS

All approaches, curbs, driveways, parking areas and utility pads to be 4" thick concrete over 3" to 4" of compacted sand base, expansion joints next to all buildings, garages, retaining walls and curbs, or as specified by superintendent. Saw cuts at 20 foot intervals. Entrance to be skid proof. Dumpster pad approach to be 6" concrete.

Subgrades to be compacted and fine graded to assure the proper elevations to bring finished elevations to engineer's plan.

Steel reinforcing where specified.

*Paving contractor to protect all underground utilities or structures.

Rough grading to be reasonably smooth, compacted and free from irregular changes.

29. RETAINING WALL

Where needed. (See engineer's detail).

30. DRAINAGE

Driveways and parking areas to provide for an invert crown gutter to carry all water away from buildings and property, to storm sewer or public street.

~~Area drains in courtyards.~~

See engineer drainage plan for street drainage and locations of area drains.

31. FENCE AND WALL PROPERTY LINES: (See drawings.)

32. CABANA AND STORAGE BUILDING

Located next to pool. Mens and ladies restrooms each with stool, wallhung sink, and fiberglass shower. Wet bar on outside cabinet. Ice maker connection.

Building to be frame with brick veneer, shingle roof 5/12 pitch, trellis awning over bar.

Sheetrock walls in baths and storage area, enamel paint finish.

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32. con't.

Electric, gas and plumbing shown on plans. Electrical contractor will provide decorative exterior, eight fixtures only.

Meter and timer for common lighting on storage building by electrician.

33. EXTERIOR LIGHTING AND WIRING

Porch lights for each apartment, see building plan.

Majority of common lighting will be light poles provided by the developer, to be installed, wire and connected to common meter and timer by electrical contractor. (20 connections all underground, see plot plan for locations.)

Electrical contractor to provide wiring and hookup for swimming pool equipment, storage room, baths and cabana. Also timer for common lighting.

34. SWIMMING POOL - TWO

Pool to be constructed by established pool builder. Steel reinforced concrete, plaster finish, frostproof tile. Deck to be over salt finish with cantaliver coping, expansion joints where necessary.

Pool equipment to be brass pump, filter, six (6) skimmers, no heater, automatic chlorinator, chemical test equipment and cleaning equipment.

35. PATIOS AND SIDEWALKS

Elevations according to drainage plans.

All patios and sidewalks to have minimum 2" sand base. Reinforcing, expansion joint and sawcuts as called for by superintendent. 4" thick concrete 2500 psi.

Decorative brick walls, partitions, fences, posts, etc. shown on plan. Finished heights and openings to be determined by developer.

36. LANDSCAPING, PLANTING AND FINISH GRADE: By developer.

37. PUBLIC UTILITIES

Water and Sewer to be extended to be protected by developer as per city instructions. See engineer's plans.

38. All material, labor and subcontract to meet Oklahoma City Codes.

39. GENERAL INFORMATION

A. Check with General Contractor for location of:
   1. Kitchen greenhouse window.
   2. Kitchen recessed lighting.
   3. Outside lights and W.P. outlets.
   4. Phone and TV wiring
   5. Roof turbo vents
   6. Hose bibbs
   7. Attic access in each building
   8. Trellis between garage and building for each unit.

B. Specifications are subject to change by developer, as long as any changes are equal to or better than those previously specified.

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that these changes and modifications have been figured in good bid. Also these changes were brought about either by governing city and national electric code or by decision of Henry Towles.

On all units:

1. A 100 Amp. service located by garage with sub panel(100 Amp.) located in upstairs closet in unit itself.
2. Bathroom recp. has been located adjacent to all basins.
3. All units will contain a weatherproof recp. located outside between garage and unit on unit back wall.
4. All units shall have furrdowns over recess lights covered with sheetrock, if in fact any are located in furrdowns, and shall not be covered by electrical contractor.
5. Three (3) phones shall be wired for in each unit by electrical contractor.
6. Garage - Attic keyless with switch at opening.
7. House - Attic keyless with switch at opening.
8. Provide all temporary poles and underground temporary lines.
9. Phase II willnot start until the construction financing for Phase II has been approved in writing by The First National Bank of Oklahoma City, Oklahoma.
10. All kitchens to have drop ceiling lighting. Subcontractor to furnish all 2 bulb - 4' fixtures, bulbs and 2 X 4 plastic defusers.

Building #8 only:

1. Pool equipment not shown on plans has been figured in bid.

Second Swimming Pool:

1. Service for same to be located at closest possible building.
2. Underground wiring from service to pool equipment.
3. Sub panel will be set by pool equipment.
4. All of above for second pool has been figured in bid.

"A" Unit:

1. Downstairs bath will have a seperate switch for exhaust fan and light.
2. Recp. has been added in living room .

"B" Unit:

1. Switch has been added in downstairs bath to seperate exhause fan and light.
2. In upstairs bath the heat-a-vent has been changed to heat-a-vent-a-light so the tub area will be lighted.

"C" Unit:

1. Add switch for garbage disposal.
2. Add switch in one half bath for fan.
3. Add smoke detector upstairs in bedroom area.
4. Add one (1) switch in upstairs bath for heat-a-vent.
5. Add one (1) recp. in bedroom No. three (3).

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EXHIBIT "D"

UNIT TYPE & UNIT NO.	PROPORTIONATE INTEREST IN COMMON ELEMENTS
801-B	1.89200
802-BR	1.89200
803-AR	1.81202
804-BR	1.89200
805-AR	1.81202
806-BR	1.89200
807-CR	2.18285
808-C	2.18285
809-B	1.89200
810-A	1.81202
811-B	1.89200
812-A	1.81202
813-B	1.89200
814-BR	1.89200
815-AR	1.81202
816-BR	1.89200
817-AR	1.81202
818-BR	1.89200
819-CR	2.18285
820-C	2.18285
821-B	1.89200
822-A	1.81202
823-AR	1.81202
824-BR	1.89200
825-CR	2.18299
826-C	2.18299
827-AR	1.84546
828-A	1.84546
829-C	2.18285
830-B	1.89200
831-A	1.81202
832-B	1.89200
833-A	1.81202
834-B	1.89200
835-BR	1.89200
836-AR	1.81202
837-BR	1.89200
838-AR	1.81202
839-BR	1.89200
840-BR	1.89200
841-CR	2.18285
842-C	2.18285
843-B	1.89200
844-B	1.89200
845-A	1.81202
846-B	1.89200
847-A	1.81202
848-B	1.89200
849-BR	1.89200
850-AR	1.81202
851-BR	1.89200
852-CR	2.18285
	100 %

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EXHIBIT "D-1"

MINIMUM PERCENTAGE OF PROPORTIONATE INTEREST

UNIT TYPE & UNIT NO.	PROPORTIONATE INTEREST IN COMMON ELEMENTS
801-B	1.04396
802-BR	1.04396
803-AR	1.00366
804-BR	1.04396
805-AR	1.00366
806-BR	1.04396
807-CR	1.20907
808-C	1.20907
809-B	1.04396
810-A	1.00366
811-B	1.04396
812-A	1.00366
813-B	1.04396
814-BR	1.04396
815-AR	1.00366
816-BR	1.04396
817-AR	1.00366
818-BR	1.04396
819-CR	1.20907
820-C	1.20907
821-B	1.04396
822-A	1.00366
823-AR	1.00366
824-BR	1.04396
825-CR	1.30533
826-C	1.30534
827-AR	1.02219
828-A	1.02219
829-C	1.20907
830-B	1.04396
831-A	1.00366
832-B	1.04396
833-A	1.00366
834-B	1.04396
835-BR	1.04396
836-AR	1.00366
837-BR	1.04396
838-AR	1.00366
839-BR	1.04396
840-BR	1.04396
841-CR	1.20907
842-C	1.20907
843-B	1.04396
844-B	1.04396
845-A	1.00366
846-B	1.04396
847-A	1.00366
848-B	1.04396
849-BR	1.04396
850-AR	1.00366
851-BR	1.04396
852-CR	1.20907
853-C	1.20907
854-AR	1.00366
855-B	1.04396
856-BR	1.04396
857-AR	1.00366
858-BR	1.04396
859-AR	1.00366
860-BR	1.04396
861-BR	1.04396
862-CR	1.20907
863-C	1.20907
864-B	1.04396
865-B	1.04396
866-A	1.00366

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EXHIBIT "D-1" (CONT)

MINIMUM PERCENTAGE OF PROPORTIONATE INTEREST

UNIT TYPE & UNIT NO.	PROPORTIONATE INTEREST IN COMMON ELEMENTS
867-B	1.04396
868-A	1.00366
869-B	1.04396
870-BR	1.04396
871-CR	1.20907
872-B	1.04396
873-BR	1.04396
874-AR	1.00366
875-BR	1.04396
876-AR	1.00366
877-BR	1.04396
878-BR	1.04396
879-CR	1.20907
880-B	1.04396
881-BR	1.04396
882-AR	1.00366
883-BR	1.04396
884-AR	1.00366
885-BR	1.04396
886-CR	1.20907
887-B	1.04396
888-AR	1.00366
889-BR	1.04396
890-BR	1.04396
891-AR	1.00366
892-A	1.00366
893-B	1.04396
894-C	1.20907
	100 %

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EXHIBIT "E"

UNIT	DESCRIPTION
801	This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #1, as shown on page 1 of Exhibit "C" hereto.
802	This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #1, as shown on page 1 of Exhibit "C" hereto.
803	This unit is a 1 bedroom townhouse, with 1 1/2 baths, lounge, living room, dining room, kitchen, breakfast bar, utility room and 2 car garage. The unit contains approximately 1,246 square feet. It occupies a portion of the first and second floors of building #1, as shown on page 1 of Exhibit "C" hereto.
804	This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #1, as shown on page 1 of Exhibit "C" hereto.
805	This unit is a 1 bedroom townhouse with 1 1/2 baths, lounge, living room, dining room, breakfast bar, kitchen, utility room and 2 car garage. The unit contains approximately 1,246 square feet. It occupies a portion of the first and second floors of building #1, as shown on page 1 of Exhibit "C" hereto.
806	This unit is a 2 bedroom townhouse with 2 baths, living room, dining room, kitchen, nook, utility room and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #1, as shown on page 1 of Exhibit "C" hereto.
807	This unit is a 3 bedroom townhouse with 2 1/2 baths, living room, dining room, kitchen, breakfast room, utility room, and 2 car garage. The unit contains approximately 1,491 square feet. It occupies a portion of the first and second floors of building #1, as shown on page 1 of Exhibit "C" hereto.
808	This unit is a 3 bedroom townhouse with 2 1/2 baths, living room, dining room, kitchen, breakfast room and 2 car garage. The unit contains approximately 1,491 square feet. It occupies a portion of the first and second floors of building #2, as shown on page 1 of Exhibit "C" hereto.
809	This unit is a 2 bedroom townhouse with 2 baths, living room, dining room, utility room, kitchen, nook, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #2, as shown on page 1 of Exhibit "C" hereto.

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810 This unit is a 1 bedroom townhouse, with 1 1/2 baths, lounge, living room, dining room, kitchen, breakfast bar, utility room and 2 car garage. The unit contains approximately 1,246 square feet. It occupies a portion of the first and second floors of building #2, as shown on page 1 of Exhibit "C" hereto.

811 This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #2, as shown on page 1 of Exhibit "C" hereto.

812 This unit is a 1 bedroom townhouse, with 1 1/2 baths, lounge, living room, dining room, kitchen, breakfast bar, utility room and 2 car garage. The unit contains approximately 1,246 square feet. It occupies a portion of the first and second floors of building #2, as shown on page 1 of Exhibit "C" hereto.

813 This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #2, as shown on page 1 of Exhibit "C" hereto.

814 This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #2, as shown on page 1 of Exhibit "C" hereto.

815 This unit is a 1 bedroom townhouse, with 1 1/2 baths, lounge, living room, dining room, kitchen, breakfast bar, utility room and 2 car garage. The unit contains approximately 1,246 square feet. It occupies a portion of the first and second floors of building #2, as shown on page 1 of Exhibit "C" hereto.

816 This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #2, as shown on page 1 of Exhibit "C" hereto.

817 This unit is a 1 bedroom townhouse, with 1 1/2 baths, lounge, living room, dining room, kitchen, breakfast bar, utility room and 2 car garage. The unit contains approximately 1,246 square feet. It occupies a portion of the first and second floors of building #2, as shown on page 1 of Exhibit "C" hereto.

818 This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #2, as shown on page 1 of Exhibit "C" hereto.

819 This unit is a 3 bedroom townhouse with 2 1/2 baths, living room, dining room, kitchen, breakfast room, utility room, and 2 car garage. The unit contains approximately 1,491 square feet. It occupies a portion of the first and second floors of building #2, as shown on page 1 of Exhibit "C" hereto.

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820 This unit is a 3 bedroom townhouse with 2 1/2 baths, living room, dining room, kitchen, breakfast room, utility room, and 2 car garage. The unit contains approximately 1,491 square feet. It occupies a portion of the first and second floors of building #3, as shown on page 1 of Exhibit "C" hereto.

821 This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #3, as shown on page 1 of Exhibit "C" hereto.

822 This unit is a 1 bedroom townhouse, with 1 1/2 baths, lounge, living room, dining room, kitchen, breakfast bar, utility room and 2 car garage. The unit contains approximately 1,246 square feet. It occupies a portion of the first and second floors of building #3, as shown on page 1 of Exhibit "C" hereto.

823 This unit is a 1 bedroom townhouse, with 1 1/2 baths, lounge, living room, dining room, kitchen, breakfast bar, utility room and 2 car garage. The unit contains approximately 1,246 square feet. It occupies a portion of the first and second floors of building #3, as shown on page 1 of Exhibit "C" hereto.

824 This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #3, as shown on page 1 of Exhibit "C" hereto.

825 This unit is a 3 bedroom townhouse with 2 1/2 baths, living room, dining room, kitchen, breakfast room, utility room, and 2 car garage. The unit contains approximately 1,491 square feet. It occupies a portion of the first and second floors of building #4, as shown on page 1 of Exhibit "C" hereto.

826 This unit is a 3 bedroom townhouse with 2 1/2 baths, living room, dining room, kitchen, breakfast room, utility room, and 2 car garage. The unit contains approximately 1,491 square feet. It occupies a portion of the first and second floors of building #4, as shown on page 1 of Exhibit "C" hereto.

827 This unit is a 1 bedroom townhouse, with 1 1/2 baths, lounge, living room, dining room, kitchen, breakfast bar and utility room. The unit contains 1,246 square feet. It occupies a portion of the first and second floors of building #5, as shown on page 1 of Exhibit "C" hereto.

828 This unit is a 1 bedroom townhouse, with 1 1/2 baths, lounge, living room, dining room, kitchen, breakfast bar and utility room. The unit contains 1,246 square feet. It occupies a portion of the first and second floors of building #5, as shown on page 1 of Exhibit "C" hereto.

829 This unit is a 3 bedroom townhouse with 2 1/2 baths, living room, dining room, kitchen, breakfast room, utility room, and 2 car garage. The unit contains approximately 1,491 square feet. It occupies a portion of the first and second floors of building #6, as shown on page 1 of Exhibit "C" hereto.

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830 This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #6, as shown on page 1 of Exhibit "C" hereto.

831 This unit is a 1 bedroom townhouse, with 1 1/2 baths, lounge, living room, dining room, kitchen, breakfast bar, utility room and 2 car garage. The unit contains approximately 1,246 square feet. It occupies a portion of the first and second floors of building #6, as shown on page 1 of Exhibit "C" hereto.

832 This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #6, as shown on page 1 of Exhibit "C" hereto.

833 This unit is a 1 bedroom townhouse, with 1 1/2 baths, lounge, living room, dining room, kitchen, breakfast bar, utility room and 2 car garage. The unit contains approximately 1,246 square feet. It occupies a portion of the first and second floors of building #6, as shown on page 1 of Exhibit "C" hereto.

834 This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #6, as shown on page 1 of Exhibit "C" hereto.

835 This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #6, as shown on page 1 of Exhibit "C" hereto.

836 This unit is a 1 bedroom townhouse, with 1 1/2 baths, lounge, living room, dining room, kitchen, breakfast bar, utility room and 2 car garage. The unit contains approximately 1,246 square feet. It occupies a portion of the first and second floors of building #6, as shown on page 1 of Exhibit "C" hereto.

837 This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #6, as shown on page 1 of Exhibit "C" hereto.

838 This unit is a 1 bedroom townhouse, with 1 1/2 baths, lounge, living room, dining room, kitchen, breakfast bar, utility room and 2 car garage. The unit contains approximately 1,246 square feet. It occupies a portion of the first and second floors of building #6, as shown on page 1 of Exhibit "C" hereto.

839 This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #6, as shown on page 1 of Exhibit "C" hereto.

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840 This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #6, as shown on page 1 of Exhibit "C" hereto.

841 This unit is a 3 bedroom townhouse with 2 1/2 baths, living room, dining room, kitchen, breakfast room, utility room, and 2 car garage. The unit contains approximately 1,491 square feet. It occupies a portion of the first and second floors of building #6, as shown on page 1 of Exhibit "C" hereto.

842 This unit is a 3 bedroom townhouse with 2 1/2 baths, living room, dining room, kitchen, breakfast room, utility room, and 2 car garage. The unit contains approximately 1,491 square feet. It occupies a portion of the first and second floors of building #7, as shown on page 1 of Exhibit "C" hereto.

843 This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #7, as shown on page 1 of Exhibit "C" hereto.

844 This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #7, as shown on page 1 of Exhibit "C" hereto.

845 This unit is a 1 bedroom townhouse, with 1 1/2 baths, lounge, living room, dining room, kitchen, breakfast bar, utility room and 2 car garage. The unit contains approximately 1,246 square feet. It occupies a portion of the first and second floors of building #7, as shown on page 1 of Exhibit "C" hereto.

846 This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #7, as shown on page 1 of Exhibit "C" hereto.

847 This unit is a 1 bedroom townhouse, with 1 1/2 baths, lounge, living room, dining room, kitchen, breakfast bar, utility room and 2 car garage. The unit contains approximately 1,246 square feet. It occupies a portion of the first and second floors of building #7, as shown on page 1 of Exhibit "C" hereto.

848 This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #7, as shown on page 1 of Exhibit "C" hereto.

849 This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #7, as shown on page 1 of Exhibit "C" hereto.

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850 This unit is a 1 bedroom townhouse, with 1 1/2 baths, lounge, living room, dining room, kitchen, breakfast bar, utility room and 2 car garage. The unit contains approximately 1,246 square feet. It occupies a portion of the first and second floors of building #7, as shown on page 1 of Exhibit "C" hereto.

851 This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #7, as shown on page 1 of Exhibit "C" hereto.

852 This unit is a 3 bedroom townhouse with 2 1/2 baths, living room, dining room, kitchen, breakfast room, utility room, and 2 car garage. The unit contains approximately 1,491 square feet. It occupies a portion of the first and second floors of building #7, as shown on page 1 of Exhibit "C" hereto.

OTHER UNIT DESCRIPTIONS CONTEMPLATED FOR EXPANSION

853 This unit is a 3 bedroom townhouse with 2 1/2 baths, living room, dining room, kitchen, breakfast room, utility room, and 2 car garage. The unit contains approximately 1,491 square feet. It occupies a portion of the first and second floors of building #9, as shown on page 1 of Exhibit "C" hereto.

854 This unit is a 1 bedroom townhouse, with 1 1/2 baths, lounge, living room, dining room, kitchen, breakfast bar, utility room and 2 car garage. The unit contains approximately 1,246 square feet. It occupies a portion of the first and second floors of building #9, as shown on page 1 of Exhibit "C" hereto.

855 This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #9, as shown on page 1 of Exhibit "C" hereto.

856 This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #9, as shown on page 1 of Exhibit "C" hereto.

857 This unit is a 1 bedroom townhouse, with 1 1/2 baths, lounge, living room, dining room, kitchen, breakfast bar, utility room and 2 car garage. The unit contains approximately 1,246 square feet. It occupies a portion of the first and second floors of building #9, as shown on page 1 of Exhibit "C" hereto.

858 This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #9, as shown on page 1 of Exhibit "C" hereto.

859 This unit is a 1 bedroom townhouse, with 1 1/2 baths, lounge, living room, dining room, kitchen, breakfast bar, utility room and 2 car garage. The unit contains approximately 1,246 square feet. It occupies a portion of the first and second floors of building #9, as shown on page 1 of Exhibit "C" hereto.

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860 This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #9, as shown on page 1 of Exhibit "C" hereto.

861 This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #9, as shown on page 1 of Exhibit "C" hereto.

862 This unit is a 3 bedroom townhouse with 2 1/2 baths, living room, dining room, kitchen, breakfast room, utility room, and 2 car garage. The unit contains approximately 1,491 square feet. It occupies a portion of the first and second floors of building #9, as shown on page 1 of Exhibit "C" hereto.

863 This unit is a 3 bedroom townhouse with 2 1/2 baths, living room, dining room, kitchen, breakfast room, utility room, and 2 car garage. The unit contains approximately 1,491 square feet. It occupies a portion of the first and second floors of building #10, as shown on page 1 of Exhibit "C" hereto.

864 This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #10, as shown on page 1 of Exhibit "C" hereto.

865 This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #10, as shown on page 1 of Exhibit "C" hereto.

866 This unit is a 1 bedroom townhouse, with 1 1/2 baths, lounge, living room, dining room, kitchen, breakfast bar, utility room and 2 car garage. The unit contains approximately 1,246 square feet. It occupies a portion of the first and second floors of building #10, as shown on page 1 of Exhibit "C" hereto.

867 This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #10, as shown on page 1 of Exhibit "C" hereto.

868 This unit is a 1 bedroom townhouse, with 1 1/2 baths, lounge, living room, dining room, kitchen, breakfast bar, utility room and 2 car garage. The unit contains approximately 1,246 square feet. It occupies a portion of the first and second floors of building #10, as shown on page 1 of Exhibit "C" hereto.

869 This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #10, as shown on page 1 of Exhibit "C" hereto.

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870 This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #10, as shown on page 1 of Exhibit "C" hereto.

871 This unit is a 3 bedroom townhouse with 2 1/2 baths, living room, dining room, kitchen, breakfast room, utility room, and 2 car garage. The unit contains approximately 1,491 square feet. It occupies a portion of the first and second floors of building #10, as shown on page 1 of Exhibit "C" hereto.

872 This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #11, as shown on page 1 of Exhibit "C" hereto.

873 This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #11, as shown on page 1 of Exhibit "C" hereto.

874 This unit is a 1 bedroom townhouse, with 1 1/2 baths, lounge, living room, dining room, kitchen, breakfast bar, utility room and 2 car garage. The unit contains approximately 1,246 square feet. It occupies a portion of the first and second floors of building #11, as shown on page 1 of Exhibit "C" hereto.

875 This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #11, as shown on page 1 of Exhibit "C" hereto.

876 This unit is a 1 bedroom townhouse, with 1 1/2 baths, lounge, living room, dining room, kitchen, breakfast bar, utility room and 2 car garage. The unit contains approximately 1,246 square feet. It occupies a portion of the first and second floors of building #11, as shown on page 1 of Exhibit "C" hereto.

877 This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #11, as shown on page 1 of Exhibit "C" hereto.

878 This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #11, as shown on page 1 of Exhibit "C" hereto.

879 This unit is a 3 bedroom townhouse with 2 1/2 baths, living room, dining room, kitchen, breakfast room, utility room, and 2 car garage. The unit contains approximately 1,491 square feet. It occupies a portion of the first and second floors of building #11, as shown on page 1 of Exhibit "C" hereto.

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880 This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #12, as shown on page 1 of Exhibit "C" hereto.

881 This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #12, as shown on page 1 of Exhibit "C" hereto.

882 This unit is a 1 bedroom townhouse, with 1 1/2 baths, lounge, living room, dining room, kitchen, breakfast bar, utility room and 2 car garage. The unit contains approximately 1,246 square feet. It occupies a portion of the first and second floors of building #12, as shown on page 1 of Exhibit "C" hereto.

883 This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #12, as shown on page 1 of Exhibit "C" hereto.

884 This unit is a 1 bedroom townhouse, with 1 1/2 baths, lounge, living room, dining room, kitchen, breakfast bar, utility room and 2 car garage. The unit contains approximately 1,246 square feet. It occupies a portion of the first and second floors of building #12, as shown on page 1 of Exhibit "C" hereto.

885 This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #12, as shown on page 1 of Exhibit "C" hereto.

886 This unit is a 3 bedroom townhouse with 2 1/2 baths, living room, dining room, kitchen, breakfast room, utility room, and 2 car garage. The unit contains approximately 1,491 square feet. It occupies a portion of the first and second floors of building #12, as shown on page 1 of Exhibit "C" hereto.

887 This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #13, as shown on page 1 of Exhibit "C" hereto.

888 This unit is a 1 bedroom townhouse, with 1 1/2 baths, lounge, living room, dining room, kitchen, breakfast bar, utility room and 2 car garage. The unit contains approximately 1,246 square feet. It occupies a portion of the first and second floors of building #13, as shown on page 1 of Exhibit "C" hereto.

889 This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #13, as shown on page 1 of Exhibit "C" hereto.

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890 This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #14, as shown on page 1 of Exhibit "C" hereto.

891 This unit is a 1 bedroom townhouse, with 1 1/2 baths, lounge, living room, dining room, kitchen, breakfast bar, utility room and 2 car garage. The unit contains approximately 1,246 square feet. It occupies a portion of the first and second floors of building #14, as shown on page 1 of Exhibit "C" hereto.

892 This unit is a 1 bedroom townhouse, with 1 1/2 baths, lounge, living room, dining room, kitchen, breakfast bar, utility room and 2 car garage. The unit contains approximately 1,246 square feet. It occupies a portion of the first and second floors of building #14, as shown on page 1 of Exhibit "C" hereto.

893 This unit is a 2 bedroom townhouse, with 2 baths, living room, dining room, kitchen, nook, utility room, and 2 car garage. The unit contains approximately 1,301 square feet. It occupies a portion of the first and second floors of building #14, as shown on page 1 of Exhibit "C" hereto.

894 This unit is a 3 bedroom townhouse with 2 1/2 baths, living room, dining room, kitchen, breakfast room, utility room, and 2 car garage. The unit contains approximately 1,491 square feet. It occupies a portion of the first and second floors of building #14, as shown on page 1 of Exhibit "C" hereto.

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